

**CODE ENFORCEMENT BOARD**  
**1<sup>st</sup> FLOOR COMMISSION CHAMBER**  
**FORT LAUDERDALE CITY HALL**  
**100 NORTH ANDREWS AVENUE**  
**MAY 26, 2016**  
**9:00 A.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative attendance 2/2016 through 1/2017</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Joan Hinton	P	4	0
Patrick McGee	P	4	0
Lakhi Mohnani	P	4	0
Howard Elfman [until 2:10]	P	2	2

**Alternates:**

Michael Madfis	P	2	2
Joshua Miron	A	0	4
Robert Smith	P	3	1

**Staff Present**

Bruce Jolly, Board Attorney  
Rhonda Hasan, Assistant City Attorney  
Yvette Ketor, Clerk III  
Yvette Cross-Spencer, Clerk III  
Tasha Williams, Administrative Aide  
Porshia Goldwire, Clerk, Code Enforcement Board  
Dorian Koloian, Clerk III  
Alejandro DelRio, Building Inspector  
Jose Abin, Building Inspector  
Robert Masula, Building Inspector  
George Oliva, Chief Building Inspector  
Captain Robert Kisarewich, Fire Inspector  
Jamie Opperee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None

**Respondents and Witnesses**

CE14040754: Scott Marcus, attorney  
CE15092363: Maria Likuta, owner; Maria Lawinski, interpreter; Margaret Aneson, attorney  
CE14060442: Arthur Williams Jr., owner  
CE15120410: Michael Dicondina, manager

CE16011026: Kyle Conroy, owner  
CE15071162: Latrice Bing, owner  
CE15120949: Katherine Barry, CEO  
CE15071515: Philip Callobre, maintenance manager  
CE15041939: J. Frank Smith, architect  
CE15102497; CE15061198; CE16011101; CE15042036; CE14090643: Eric Martinez, general contractor  
CE15092395: Karen Coppin, executrix of estate  
CE15060308: Orestes Gonzalez, property manager  
CE14110272: Thomas Steier, general contractor  
CE15011568: Andrew Holland, owner  
CE16030015: Jeri Dausey, owner's representative; Wendy Maroun, attorney; Hugh Haines, owner  
CE15070786: Norm Paul, architect  
CE15080754: Tyler Tuchow, owner  
CE15101989: David Reich, owner; Deborah Reich owner  
CE15092005: Peter Luthy, owner  
CE16021331: Richard Fernandez, attorney  
CE16010716: Charles Weidner, engineer  
CE15010467: Bibiana Sarmiento, property manager  
CE15100439: Gary Schronen, owner  
CE16011467: Darran Blake, owner  
CE15080173: Dwayne Dickerson, attorney; Mark Kushner, attorney  
CE16020190; CE14120581: Cortney Crush, attorney  
CE13080252; CE15102509: George Costanza, owner's representative  
CE15010862: Fernando Fernandes, owner's brother  
CE16010199: Mark Lacho, owner  
CE15082171: Alphonsine Verneus, owner; Ibram Gaston Jr., owner's son  
CE16011959: George Miller, owner's agent  
CE16021515: Ronald Malec, president  
CE14010496: Margaret Balogh, owner  
CE15072274: Maria Stevenazzi, property manager  
CE15010557: Shmuel Casper, owner

The meeting was called to order at 9:00 a.m.

Mr. McGee chaired the meeting.

**Individuals wishing to speak on any of the cases on today's agenda were sworn in.**

**Case: CE14040754**

91 COMPASS LA  
BRESLOW, JULIAN MARIE  
NEW OWNER: L91 BC PROPERTIES LLC

This case was first heard on 7/28/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

Scott Marcus, attorney, stated since his clients took title in February, they had received several quotes on the seawall repair. He said they now had a timeline and requested 120 days to pull permits and commence work.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15080173**

2070 NW 29 AVE  
RHA 2 LLC

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the air conditioner permit application had been submitted and required corrections; the shutter permit application had not been submitted. He recommended a 33-day extension.

Dwayne Dickerson, attorney, agreed with Inspector DelRio's recommendation. He stated they would either permit the shutters or remove them.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16021331**

1881 MIDDLE RIVER DR # 502  
LEVEQUE, GAYLE  
LEVEQUE, PATRICK

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and all sub-permits were in plan review. He recommended a 61-day extension.

Richard Fernandez, attorney, thanked the Board.

**Motion** made by Mr. Smith, seconded by Mr. Elfman, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14090643**

6311 BAY CLUB DR # 6311-3  
PIERCE, JOSEPH & JANET

This case was first heard on 2/23/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported electrical and plumbing permits had been issued on May 20 and recommended a 180-day extension.

Eric Martinez, contractor, agreed to the extension.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to grant a 180-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15101989**

1724 SW 30 PL  
REICH, DAVID W

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported part of the fence had been removed but additional sections still needed to be removed. He recommended a 33-day extension.

Debbie Reich, the owner's wife, said they intended to comply and asked for inspector Oliva's input regarding what must still be done.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16050190**

2100 S OCEAN LN  
POINT OF AMERICA CONDO COMMON AREA  
PHASE I & II

Certified mail sent to the registered agent was accepted on 5/13/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO ALTERATIONS MADE IN THE PUMP AND MACHINE ROOM WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. MECHANICAL ALTERATIONS MADE IN THE PUMP AND MACHINE ROOM WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATION MADE IN THE PUMP AND MACHINE ROOM WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE IN THE PUMP AND MACHINE ROOM WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY, PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT WILL APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Mr. Mohnani recused himself from this case due to a conflict.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 33 days or a fine of \$100 per day, per violation.

Courtney Crush, attorney, said the association board had hired her to investigate and pull the after-the-fact permits. She said in 2009 the condo association had hired a company to do the work in Inspector Masula's photos. The current board understood that the work must be properly permitted. In 2015, the condominium association had hired an air conditioning contractor to switch out the plates but had not pulled permits. The condo association had re-hired the 2009 contractor to pull the after-the-fact permits. She requested time to meet with Inspector Masula and write a progress report for the Board. In 33 days, she felt they could meet with the engineer, the air conditioning company and Inspector Masula and develop a scope of work.

Inspector Masula stated he had spoken with the management company and the contractor, who had submitted a permit application, but as-built drawings must be submitted by a design professional. He requested that the respondent provide a contract with a design professional and letter of intent within 33 days.

Mr. McGee said the property should be highly motivated to comply and recalled that this had been the location of one of the largest condo fires in the history of Fort Lauderdale and they were very lucky no one had died.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 61 days, by 7/26/16 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, with Mr. Mohnani abstaining, motion passed 5-0.

**Case: CE15102497**  
1213 NW 14 ST  
MOONEY, CHRISTINA

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the permit application had been submitted on May 18 and recommended a 61-day extension.

Eric Martinez contractor, agreed to the extension.

**Motion** made by Ms. Hinton, seconded by Mr. Mohnani, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14120581**

3001 SE 5 ST  
SOPHIA ENTERPRISES INC.

This case was first heard on 9/22/15 to comply by 11/24/15. Violations and extension were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit had been issued May 3 and recommended a 152-day extension.

Courtney Crush, attorney, agreed to the extension.

**Motion** made by Mr. Smith, seconded by Mr. Elfman, to grant a 152-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15042036**

3209 NE 36 ST # 4B  
MIGA, PATRICIA ANN T &  
MIGA, STEVEN J

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported no permit applications had been submitted and he did not support any further extensions.

Eric Martinez, contractor, said his client was low on funds but he had informed his client that the unpermitted enclosure must be demolished. He was waiting for his client to get the funds together but did not have a timeframe from his client.

Inspector DelRio had spoken with the owner and clarified what needed to be done to comply. Mr. Mohnani was sympathetic to the owner's financial issues, which he felt were a valid reason for delay but Inspector DelRio informed the Board that this was a rental property. Mr. Elfman said finances were not a good enough reason in the light of safety violations.

**Motion** made by Mr. Mohnani seconded by Mr. Madfis, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion failed 1-5 with only Mr. Mohnani voting in favor.

**Case: CE15061198**

1616 SE 2 CT  
FINN, ZACHARY

This case was first heard on 10/27/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit application had been awaiting pickup for corrections since April 5. He recommended a 61-day extension.

Eric Martinez, contractor, agreed to the extension.

**Motion** made by Mr. Smith, seconded by Mr. Elfman, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15092395**

1213 NW 19 CT  
GAINES, JOHNNIE EST  
% KAREN JONESCOPPIN

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported no permit applications had been submitted. The owner had informed him they were experiencing financial difficulties and he recommended a 33-day extension.

Karen Jones-Coppin, daughter of the deceased owner, said the property was in probate. She stated they were working on the property, but were experiencing financial problems.

Eric Martinez, contractor, said the owner had hired him to address the window violation. In 33 days, he would have window permits submitted.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15092363**

104 SE 11 AVE  
PIKUTA, MARIA

This case was first heard on 4/26/16 to comply by 5/26/16. Violations and notice were as noted in the agenda. The property was not in compliance and the City was



requesting imposition of the fine, which would begin to accrue on 5/27/16 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, said the owner had visited the Building Department and she did not seem to grasp the severity of the situation and felt there was nothing she needed to do. He wished to visit the property with the Fire Marshal to perform an inspection to determine if the building should be vacated. Inspector Abin said the owner seemed disinclined to make any repairs and recommended imposition of the fines.

George Oliva, Chief Building Inspector, said the owner needed to allow the Building Official and Fire Marshal access to property for inspection, which they had been denied on May 7.

Margaret Aronsen, attorney, said Ms. Pikuta spoke Polish and her husband was in hospice. She said a general contractor had visited the property and she had spoken to him about what must be done. Ms. Aronsen requested time to receive a proposal from the contractor. She said Ms. Pikuta understood the severity of the situation and that something must be done. She agreed to allow City inspectors to access the property.

Ms. Hasan referred to photos of the property and stated it was four-plex being used as a boarding house with 10 units. The City was very concerned about life safety issues at this occupied property.

Ms. Aronsen confirmed there were three leases for the units. She stated the contractor had a plan to convert the building back to a triplex.

Mr. McGee said residents of this building were under threat and the Board did not want anyone harmed.

Mr. Madfis requested the owner allow City inspectors access to the property that week.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15071162**  
1034 NW 11 CT  
BING, LATRICE E

This case was first heard on 11/24/15 to comply by 1/26/16. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,350 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fines,

Latrice Bing, owner, said there had been a fire in 2012, and a contractor had done repair work with permits. The violations for which she had been cited related to permits issued in 2005 that had not been inspected. Ms. Bing had reopened those permits in 2012 at the request of the contractor doing the fire repair work. She stated Inspector Burt Ford had visited the property a couple of weeks ago and recalled telling her to reopen the 2005 permits when the work was done in 2012. He had informed her that the final inspections should have been for both the 2005 and 2012 permits.

Mr. Elfman asked if work done under the 2012 permits after the fire duplicated the work for which the 2005 permits had been pulled. Inspector Abin said the 2005 permits related to an addition.

Mr. Madfis stated Ms. Bing needed to resolve the administrative issue regarding the permits. Ms. Bing said she would meet with Inspector Ford again. Inspector Abin clarified that the 2006 permits were for an addition and had never been closed out; the 2012 permits had nothing to do with the addition. Ms. Bing reiterated that she had reopened the 2005 permits in 2012.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 4-2 with Mr. Elfman and Ms. Hinton opposed.

**Case: CE15102509**

2500 E COMMERCIAL BLVD  
ALTO PROPERTY MANAGEMENT LLC

This case was first heard on 1/26/16 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity and recommended no extension be granted.

George Costanza, the owner's representative, said they had hired an engineering firm to create as-built plans in January. The engineer had experienced a family emergency and requested an extension. Mr. Costanza provided a letter from the engineer for the record. He confirmed the space was now unoccupied.

**Motion** made by Mr. Smith, seconded by Mr. Mohnani, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Mr. Mohnani left the dais temporarily.

**Case: CE13080252**

2500 E COMMERCIAL BLVD  
ALTO PROPERTY MANAGEMENT LLC

This case was first heard on 1/26/16 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said there had been no permit activity and recommended no extension be granted.

George Costanza, the owner's representative, said the work had been done in 2013. The tenant had appeared before the Board and informed them he had hired a contractor. Mr. Costanza agreed to speak with the tenant and the owner to ensure the work would be done.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-0 with Mr. Mohnani absent from the dais.

Mr. Mohnani returned to the dais.

**Case: CE14060442**

727 NW 17 ST  
DALL 2 LLC

This case was first heard on 10/28/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the permits had expired and recommended a 33-day extension.

Arthur Williams Jr., owner, stated they had spent over \$100,000 on the house. He did not understand why he needed a window permit. Mr. Madfis advised Mr. Williams he needed to reopen the existing permit and get final inspection.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a roll call vote, motion failed 3-3 with Mr. Smith, Mr. Elfman and Mr. McGee opposed.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE16011026**

1009 NE 17 CT  
CONROY, KYLE

This case was first heard on 2/23/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub-permit applications were pending review and recommended a 61-day extension.

Kyle Conroy, owner, agreed to the extension.

**Motion** made by Mr. Smith, seconded by Mr. Elfman, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15070786**

1437 NE 56 ST  
BRODETZKI, YUVAL

This case was first heard on 11/24/15 to comply by 1/26/16. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$27,200 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fines.

Norm Paul, architect, explained that the original architect was no longer with the firm and he had been hired a couple of years ago to create as-built plans. He had provided the contractor with plans and the contractor had then disappeared. Mr. Paul said the owner had bought this as a five-unit building and it had been appraised as a five-unit building. He requested time to research the file and review it with an inspector. Mr. Paul said the building was in good repair and there were four residents now. He requested 60 days.

**Motion** made by Mr. Mohnani, seconded by Mr. Smith, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 4-2 with Mr. Elfman and Ms. Hinton opposed.

**Case: CE15041939**  
**1140 N FLAGLER DR**  
**TANGALAKIS, HARRY G**

This case was first heard on 9/22/15 to comply by 10/27/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 5/27/16 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the permit application had failed review again in May. He stated progress had been very slow and recommended imposition of the fines,

Robert Kisarewich, Fire Inspector, submitted a copy of the Fire Code Inspection Sheet from May 2015 into evidence and reminded the Board that the owner had been aware of the violations for one year. He did not recommend any extensions.

Frank Smith, architect, stated the plans had been submitted but had not been reviewed by all disciplines yet. The owner had indicated he had the funds ready to address any electrical or fire code violations. He stated the plans had been submitted at least two weeks ago. Mr. Smith said he had been retained in fall 2015.

Inspector Oliva said the owner had already had plenty of time to comply. He reminded the Board that shows were still being put on in the venue and there was only one means of egress that was 28 inches wide. The architect stated there were two means of egress, one out the front and one out the back, and they had emergency exit lights.

Mr. McGee felt the Board had been ignored despite granting three extensions.

Board Member Smith said he would only be in favor of another extension if they stopped hosting shows at the venue until the violations were resolved.

The architect said some violations had been complied and requested another inspection; he stated he was unaware of any specific conditions the Board had put on previous extensions. Captain Kisarewich said there had been a Special Magistrate case that resulted in the owner being ordered to allow Captain Kisarewich access for the annual inspection. He had reinspected and determined that the only remaining violations were those originally noted in his inspection sheet

Ms. Hasan pointed out that Captain Kisarewich's inspection report clearly noted that the doors and means of egress were too narrow so the architect must be aware of it. She recalled the Board had ordered a much lower potential fine than the City had requested when the case was first presented. She said there had not been enough progress and requested the fine be imposed to compel the owner to comply.

The architect confirmed that the emergency exit lights worked, the padlock had been removed from the back door and the panic hardware had been installed.

Captain Kisarewich explained this was a warehouse that had been converted into a theater and the owner had never obtained a change of use.

Mr. Mohnani wondered how the owner could be fined if permits applications had been submitted. Mr. Jolly said it was possible; the permit applications did not stop the Board from considering an extension or a fine. He noted the case had been active for some time and the Board could take action to extend or deny any further extension.

The architect agreed that in 33 days the exit ways would be widened and they would meet with the Fire Marshal to ensure all safety issues were addressed.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to find that the violations were not in compliance by the Order date, and therefore the fines as stated in the Order would begin on 5/27/16 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE16011101**  
1701 NE 9 ST  
CLARK, CLIFFORD T

Service was via posting on the property on 5/10/16 and at City Hall on 5/12/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. CONVERTED GARAGE TO LIVING SPACE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF DUPLEX WITH A GUESTHOUSE TO A SIX-PLEX WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 61 days or a fine of \$50 per day, per violation.

Eric Martinez, contractor, said this was originally a duplex with a separate servant's quarters. He stated the plans the City had on file showed that the two bedrooms in the duplexes had been rented as hotel rooms. The owner had provided Mr. Martinez with hotel room receipts from 1983 for the rooms, as well as some 1948 zoning code related to the use of a hotel room. Mr. Martinez explained the two duplexes were being rented as permanent units and one bedroom in each was being rented as a hotel room. The detached garage was being used for two units; one was legally permitted and one was not. Mr. Martinez requested 90-120 days to draw plans for the unpermitted garage enclosure.

Mr. Mohnani stated Mr. Martinez had contested some of the violations and admitted to the additional unit in the unpermitted enclosed garage. Mr. Madfis was unsure if the "caretaker" unit could be rented out to just anyone to live here. Mr. Martinez said the owner had a license since 1990 to rent out the additional unit as a regular rental. Mr. Jolly stated the owner, Mr. Martinez and the City must resolve whether the hotel rooms in the duplex were allowed or not. Mr. Mohnani said the Board's responsibility was to determine whether or not there was a violation and they should decide whether this violation was isolated just to the garage as Mr. Martinez contended. He remarked on how rare it was for the Board to find for the respondent and not the owner. He stated the burden of proof was on the City and if a respondent provided a valid defense, the Board should not just advise the respondent to "work it out" with the City. Mr. Elfman said the City needed to review the information Mr. Martinez had and those violations may be removed from the case.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 89 days, by 8/23/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE16030015**

1400 NE 56 ST

THE ISLES AT CORAL RIDGE CONDO ASSN

Certified mail sent to the owner was accepted on 5/12/16.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. EXTENSIVE WORK BEING DONE TO INCLUDE

STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL  
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. PLUMBING ALTERATIONS WITH THE INSTALLATION OF  
TWO LARGE GAS WATER BOILER/HEATERS INSTALLED  
WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR  
INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS INCLUDING CONDUIT AND  
WIRING INSTALLED FOR THE WATER BOILER/HEATERS,  
ELECTRICAL DEVICES AND FIXTURES INSTALLED WITHOUT  
THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. MECHANICAL ALTERATIONS INCLUDING THE MECHANICAL  
FLUE PIPE INSTALLED FOR THE TWO LARGE GAS WATER  
BOILER/HEATERS WITHOUT THE REQUIRED MECHANICAL  
PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK  
BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND  
POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES  
AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN  
ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS  
EACH VIOLATION AND THE PROPER METHOD TO WHICH THE  
VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT MAY APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND  
PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS  
CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 61 days or a fine of \$50 per day, per violation.



Wendy Maroun, attorney, requested 89 days. She said they had hired a general contractor and he was in communication with Inspector Masula. Inspector Masula said he had taken the complexity of the plans review into consideration when recommending 61 days. He said there were life safety issues at the property.

Hugh Haines, contractor, agreed there were issues he would like to address immediately, including the ventilation issue in the boiler room, but he could not act until the permits were issued.

Ms. Maroun continued to argue for additional time so they could report meaningful progress.

**Motion** made by Mr. Smith, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 61 days, by 7/26/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE15082171**

2841 SW 9 ST

VERNEUS, ALPHONSINE H/E

GASTON, IBRAM

This case was first heard on 10/27/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported progress had been made but a mechanical permit application was still needed. He recommended a 61-day extension.

Ibram Gaston, the owner's son, confirmed they were awaiting permits to begin work. He agreed to work on the mechanical permit.

**Motion** made by Mr. Mohnani to grant an 89-day extension. Motion died for lack of a second.

**Motion** made by Ms. Hinton, seconded by Mr. Elfman, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

The Board took a brief break.

**Case: CE16011959**

2941 E LAS OLAS BLVD  
ILENE RICHMOND LIV TR  
LORRAINE VREELAND REV LIV TR ET AL.

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub-permit applications had been submitted April 5 and were in plan review. He recommended a 61-day extension.

George Miller, the owner's agent, agreed to the extension.

**Motion** made by Mr. Elfman, seconded by Mr. Madfis, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15120410**

824 NE 20 AV  
HG MIDDLE RIVER INVESTMENTS LLC

This case was first heard on 4/26/16 to comply by 5/26/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit applications had failed plan review and had been awaiting pickup for corrections since March. There were still no applications for the mechanical or electrical.

Michael Dicondina, manager, stated they had submitted a new fencing plan showing the swing and he had just sent the paving contractor a deposit. On May 19, he had sent deposits to the air conditioning and electrical contractors. He provided the air conditioning permit number and requested 60 days.

**Motion** made by Mr. Elfman, seconded by Mr. Madfis, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15080754**

1706 NW 14 CT  
TUCHOW, TYLER

This case was first heard on 1/26/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit application for the conversion and air conditioner had been submitted and recommended a 61-day extension.

Tyler Tuchow, owner, agreed to the extension.

**Motion** made by Mr. Smith, seconded by Mr. Madfis, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15092005**

1800 N ANDREWS AVE # 05K  
LUTHY, HEDY  
A & H LUTHY REV LIV TR ET AL.

This case was first heard on 10/27/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had been picked up for corrections on March 7. He recommended no additional extensions.

Peter Luthy, owner, said all but the mechanical permit had been approved. He explained it had been a challenge getting the air conditioning approved. He intended to pick up the plans within the next few days and hoped to resubmit with corrections within the next five days. Mr. Luthy requested 60 days.

**Motion** made by Mr. Mohnani to grant a 61-day extension. Motion died for lack of a second.

**Motion** made by Mr. Elfman, seconded by Mr. Madfis, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE15010862**

2679 MARATHON LN  
DA ROSA, JOSE SIMOES

This case was first heard on 9/22/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the owner had informed him that the surveyor had not provided him with the survey yet. The owner anticipated having it within the next few days to submit the plans. Inspector Abin recommended a 33-day extension.

Fernando Fernandes, the owner's brother, confirmed that the surveyor had not provided the survey yet.

**Motion** made by Mr. Smith, seconded by Mr. Elfman, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE14110272**  
1311 SEMINOLE DR  
DANIELSSON, LEIF

This case was first heard on 3/24/15 to comply by 5/26/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 5/27/16 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported only the tiki hut violation remained. The permit for the hut had failed plan review three times, was last picked up for corrections on 12/8/15 and had never been resubmitted. He was unaware that any variance request had even been submitted.

Thomas Steier, general contractor, said the owner had not applied for a variance for the tiki hut. He stated a new set of drawings had been submitted the previous day and the owner would demolish the existing tiki hut and replace it with a smaller one, built to comply with code. Inspector Masula reminded Mr. Steier that the existing tiki hut could be demolished without a permit since it had been built without a permit.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15120949**  
1122 NE 1 AV  
H.O.M.E.S INC.

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application was still in review and recommended a 61-day extension.

Katherine Barry, CEO, stated they had applied for the permits on March 2 and agreed to the extension.

**Motion** made by Mr. Elfman, seconded by Mr. Madfis, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14010496**

3312 NE 37 ST  
BALOGH, MARGARET  
MARGARET BALOGH TR

This case was first heard on 1/26/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the owner had informed him that the violation had been removed. he recommended a 33-day extension to confirm compliance.

Margaret Balogh, owner, confirmed the gravel had been removed.

**Motion** made by Mr. Smith, seconded by Mr. Elfman, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15010467**

1951 NE 51 ST  
RODELU LLC

This case was first heard on 4/26/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported he had discussed what needed to be done to comply with the property manager and the contractors. He said there were four permits that needed to be renewed and two new installations that required after-the-fact permit applications to be submitted. He recommended a 33-day extension.

Bibiana Sarmiento, property manager, said the contractors had submitted all applications the previous day.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15071515**

1135 NW 7 AV  
TIITF/HRSYOUTH SERV  
BROWARD CHILDREN'S SHELTER

This case was first heard on 9/22/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the wall outlet permit had not been inspected yet and had expired as of May 17, 2016. He recommended a 33-day extension.

Philip Callobre, maintenance manager, said they would vacate the building as of July 1. He explained the tenant had determined it was too expensive to comply the violations, since they were being "kicked out by the City and ChildNet."

Mr. Elfman asked if anyone had spoken with the owner, since he was ultimately responsible, not the tenant. Ms. Hasan said she had been in discussions with ChildNet, the lessee and the operator regarding the illegal use issues. She had not spoken with Crescent House and was unaware they would leave the property until Mr. Callobre's declaration. The State's attorneys had been concerned about the City imposing liens on State-owned property, but she agreed that by law, the City could not.

Inspector Abin recommended no extension be granted. He confirmed that only the violation regarding the electrical permit for the outlets remained.

The Board took no action.

**Case: CE15100439**

2000 NE 17 WY  
SCHRONEN, GARY & PEGGY H/E  
HOWELL, J & C

This case was first heard on 1/26/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

Gary Schronen, owner, said his contractor was Big Kahuna Tiki Huts and the contractor had been unresponsive about the violation. Mr. Schronen intended to seek a variance in July because the hut had been installed in the wrong place and requested time to get a variance and pull permits.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15072274**

107 NE 17 AVE  
PROMOTRADE USA INC.

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the driveway permit application was out for corrections and recommended a 33-day extension.

Maria Stevenazzi, property manager, said they were working on the corrections.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15060308**

1239 NE 5 AVE

PREF 1239 NE 5TH AVE

FT LAUDERDALE LLC

This case was first heard on 8/25/15 to comply by 10/27/15 amended to 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported two permit applications were still awaiting final inspection and one permit had expired without final inspection. He recommended a 33-day extension.

Orestes Gonzalez, property manager, agreed to the extension.

**Motion** made by Ms. Hinton, seconded by Mr. Elfman, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15010557**

1521 NW 8 AVE

1519 NW 8 AVE LLC

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported a permit had been issued for one package unit but a second permit was needed for the second package unit replacement if the respondent intended to keep the split system he installed without a permit. He recommended a 33-day extension.

Shmuel Casper, owner, said he was unaware of the need for the second air conditioner permit. He had bought the property as-is and he was taking care of issues the City brought to his attention. He had pulled the permit for the 1521 address and it had cost over \$3,000 more than he anticipated.

Inspector Abin explained that a package unit had been replaced and on the other side of the duplex, the wall for the previous package unit had been repaired "in a very unworkmanlike manner" and a split system had been installed there. The split system required a new installation permit, not a replacement permit. Inspector Arrigoni had

explained this to Mr. Casper, and Mr. Casper had instead indicated he would re-install another package unit with a permit. This would be easier and cheaper. Inspector Abin recommended a 33-day extension for the owner to permit the new system.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16010199**  
2811 NE 56 CT  
LACHO & FRANZ LLC

This case was first heard on 2/23/16 to comply by 3/22/16. Violations were as noted in the agenda. The property was not in compliance and fines had accrued to \$3,675. The City was requesting amending the 2/23/16 order comply-by date from 4/26/16 to 5/26/16.

Robert Masula, Building Inspector, reported the master permit application and sub-permit applications had been submitted and were in plan review. He recommended a 61-day extension.

**Motion** made by Mr. Smith, seconded by Mr. Elfman, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to amend the 2/23/16 order comply-by date from 4/26/16 to 5/26/16. In a voice vote, motion passed 6-0.

**Case: CE15011568**  
1348 SW 30 ST  
HOLLAND, ANDREW & TABITHA

This case was first heard on 1/26/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress; no permit application had been submitted for the metal posts and the owner had not informed him they had been removed.

Andrew Holland, owner, said he had tried to pick up the fence permit but the City's system had been down and he had since picked it up. Inspector DelRio stated the fencing permit had nothing to do with this case; the metal poles were not part of the wood fence.

Mr. McGee advised Mr. Holland to revise the drawings to indicate the four-by-fours would be metal posts, not wood four-by-fours.



**Motion** made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a roll call vote, motion failed 2-4 with Ms. Hinton, Mr. Madfis, Mr. Elfman and Mr. McGee opposed.

**Case: CE16021515**

2961 SW 19 AVE  
KEYSTONE HALLS INC.

Service was via posting on the property on 5/11/16 and at City Hall on 5/12/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.3.1.4.3

THIS BUILDING HAS BEEN ALTERED AND DEMOLITION WORK HAS BEEN PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. COMPLETE DEMOLITION OF THE STRUCTURE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 61 days or a fine of \$100 per day, per violation.

Ronald Malec, president, said they had intended to tear the building down and rebuild and had demolished the building without a permit. He stated they had applied for the sewer cap permit and it had taken two months. They had since applied for the demotion permit.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 61 days, by 7/26/16 or a fine of \$25 per day, per violation would begin to accrue. In a roll call vote, motion failed 3-3 with Ms. Hinton, Mr. Elfman and Mr. Smith opposed.

**Motion** made by Mr. Smith, seconded by Mr. Elfman to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 61 days, by 7/26/16 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

The Board took a brief break.

**Case: CE11061307**

2021 NE 59 ST

LANE, CHRISTOPHER E & WENDY B

This case was first heard on 6/23/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the drawings had been submitted on May 24 and recommended an 89-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 89-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE13100827**

1609 NW 11 ST

SCOTT, DONALD

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the property was back in Mr. Scott's name but the 2014 permits were still expired. He reminded the Board that there had been fraud committed against Mr. Scott involving someone transferring the deed to the home illegally. This had been resolved and Inspector Oliva had explained to Mr. Scott 90 days ago that he needed to renew the permits as an owner/builder and have final inspections but he had not done it.

The Board took no action.

**Case: CE14031442**

801 SE 18 ST

BROOKS, DENNIS H & THO T

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the permits had been issued and were undergoing inspections. He recommended a 91-day extension.

**Motion** made by Mr. Smith, seconded by Mr. Madfis, to grant a 91-day extension to 8/25/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15102260**

1312 NW 15 ST  
WILCOX, ALICIA

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported no permit application had been submitted and recommended a 33-day extension.

The Board took no action.

**Case: CE15102378**

680 TENNIS CLUB DR # 301  
LOPEZ, DENNIS R  
LOPEZ, DENNIS A

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported three permits had been issued and two were still in the review process. He recommended a 61-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Elfman, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE13051997**

1515 NW 7 AVE  
FOUNDATION TRUST  
NEW OWNER: YUTHASUNTHORN, CHANCE  
YUTHASUNTHORN, SIRILUK

This case was first heard on 8/25/15 to comply by 9/22/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported window permits had been issued on April 4 and the electrical permit had been issued on May 3. The permit applications for the kitchen and bath remodeling and new plumbing were still pending. He recommended a 33-day extension.

**Motion** made by Mr. Smith, seconded by Mr. Elfman, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14120163**

5920 NE 21 RD  
SOUA, MOUEZ

This case was first heard on 10/27/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$2,700.

Jose Abin, Building Inspector, reported permit applications had been submitted on May 9 and recommended a 61-day extension.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14121561**

3801 SW 12 PL  
FRANCOIS, RONALD

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported all permit applications had been submitted by May 18 and recommended a 61-day extension.

**Motion** made by Mr. Elfman, seconded by Mr. Madfis, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Mr. Mohnani Left the dais temporarily.

**Case: CE15010368**

3811 SW 12 PL  
DAGUINDEAU, LOUIS

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported all permit applications had been submitted by May 18 and recommended a 61-day extension.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, with Mr. Mohnani absent from the dais, motion passed 5-0.

**Case: CE15041915**

1309 NW 15 CT  
DALL 2 LLC

This case was first heard on 8/25/15 to comply by 11/24/15. Violations and extension were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the master permit had been issued but the plumbing permit needed a contractor of record. He recommended a 152-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Elfman, to grant a 152-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, with Mr. Mohnani absent from the dais, motion passed 5-0.

**Case: CE15070923**

216 ROSE DR  
CECERE, LEONARD & MARY M

This case was first heard on 10/27/15 to comply by 1/26/16. Violations and extension were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the canopy violation was in compliance and the carport enclosure permit had failed zoning 3/7/16 and was now null and void. The owner had requested additional time and Inspector Abin recommended a 33-day extension

**Motion** made by Mr. Elfman, seconded by Mr. Madfis, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, with Mr. Mohnani absent from the dais, motion passed 5-0.

Mr. Mohnani returned to the dais.

**Case: CE15082095**

2308 NW 26 ST  
WALKER, MAURICE

This case was first heard on 1/26/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the roof permit had been issued in November 2015 but was now expired without inspections. Permit applications to address the violations had not been submitted. He said the owner had not communicated with him.

The Board took no action.

**Case: CE15082209**

724 NW 17 ST  
SHUTTS, JASON ALBERT

This case was first heard on 1/26/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended no extension be granted. He said the owner had not communicated with him.

The Board took no action.

**Case: CE15092128**

216 NW 8 AVE  
VILLANUEVA, ROBERTO

This case was first heard on 1/26/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress since the fence permit application was submitted in July 2015. It was now null and void. A window permit had been renewed in May 2016 but no inspections had been called in. The interior remodeling permit applications had not been submitted. Inspector Abin did not recommend any further extensions.

The Board took no action.

**Case: CE15101181**

408 NE 8 AV  
EWING, RANDALL JR

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance. Ms. Goldwire provided Board members with copies of a letter sent by the owner to the City.

Jose Abin, Building Inspector, recommended an 89-day extension.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to grant a 89-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15101425**

640 TENNIS CLUB DR # 308  
RUBINSTEIN, GARY

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not support any extension.

The Board took no action.

**Case: CE15040769**

409 N VICTORIA PARK RD  
STEWART, SCOTT  
HABAYEB, ZIAD

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit application had been submitted and recommended a 98-day extension.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to grant an 89-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15061766**

1004 SW 7 ST  
SCHATZ, DAVID W

This case was first heard on 2/23/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the owner would be out of the country for two more weeks and had requested additional time. Inspector DelRio recommended a 61-day extension.

**Motion** made by Mr. Elfman, seconded by Mr. Smith, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15071409**

2365 NE 8 ST  
JOHNSON, DAN

This case was first heard on 1/26/16 to comply by 3/22/16. Violations were as noted in the agenda. The property was in compliance and fines had accrued to \$1,300. The City was requesting amending the 1/26/16 order comply-by date from 3/22/16 to 4/26/16

**Motion** made by Mr. Elfman, seconded by Mr. Madfis, to amend the 1/26/16 order comply-by date from 3/22/16 to 4/26/16. In a voice vote, motion passed 6-0.

**Case: CE15071410**

2427 NE 8 ST  
JAMES, GORDON D & JUSTINE

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and recommended a 33-day extension.

**Motion** made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15091538**

4840 NW 9 TER  
DEGARCIA, VICTORIA M &  
DUARTE, GERMAN

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and recommended a 33-day extension.

**Motion** made by Mr. Mohnani, seconded by Mr. Elfman, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.



**Case: CE14070534**

200 S BIRCH RD # 814  
SCHILLIZZI, LANCE

This case was first heard on 10/27/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application was awaiting corrections and recommended a 61-day extension.

**Motion** made by Mr. Elfman, seconded by Mr. Madfis, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14100227**

528 VICTORIA TER  
528 VICTORIA TERRACE LLC

This case was first heard on 4/28/15 to comply by 6/23/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had been issued and recommended a 182-day extension.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to grant a 180-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15101589**

3200 NE 36 ST # 411  
BAUCO, DOMENICO  
BAUCO, MARISA

This case was first heard on 2/23/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had been picked up for corrections on May 18. He recommended a 61-day extension.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15102069**

1220 NE 3 ST # 103

SWEENEY, THOMAS A & GLORIA &  
SWEENEY, MICHAEL

This case was first heard on 3/22/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity and recommended no extension be granted.

The Board took no action.

**Case: CE15120539**

3020 SEVILLE ST

3020 SEVILLE PROPERTIES LLC

This case was first heard on 2/23/16 to comply by 4/26/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application had failed plan review and been picked up for corrections on March 2, 2016 but was never resubmitted. He did not recommend any extension be granted.

**Motion** made by Mr. Mohnani to grant a 33-day extension. Motion died for lack of a second.

The Board took no action.

**Case: CE15120540**

3024 SEVILLE ST

3020 SEVILLE PROPERTIES LLC

This case was first heard on 2/23/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application had failed plan review and been picked up for corrections on March 2, 2016 but was never resubmitted. He did not recommend any extension be granted.

**Motion** made by Mr. Mohnani to grant a 33-day extension. Motion died for lack of a second.

The Board took no action.

**Case: CE16010588**

3530 N FEDERAL HWY  
ODABACHIAN, EDWARD

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub-permits had all been issued and were active. He recommended a 180-day extension.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to grant a 180-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16011103**

2624 NE 30 PL # 103B  
WILLIAMS, ASHLEY DAWN

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub-permits had been picked up for corrections on May 23. He recommended a 61-day extension.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16020922**

2181 NE 67 ST # 611  
RABAH, INNA BILOUS

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub-permit applications had been submitted on May 17 and recommended a 61-day extension.

**Motion** made by Mr. Elfman, seconded by Mr. Madfis, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16021361**

5321 NE 24 TER # 107A

NICOLAZZO, ELIZABETH & DOMINGO

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub-permits had been submitted on May 24 and recommended a 61-day extension.

**Motion** made by Mr. Elfman, seconded by Mr. Madfis, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16010842**

2312 NW 14 ST

PERSAUD, OMCHAND

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit applications had failed plan review and recommended a 61-day extension.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to grant a 61-day extension to 7/26/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE13091177**

3210 NW 63 ST

STYCZYNSKY, RANDALL W

This case was first heard on 11/26/13 to comply by 1/28/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 5/27/16 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity to address the FBC(2010) 1604.1 violation and he did not recommend any further extensions. He reminded the Board that this owner had been in a serious accident and been hospitalized for a long time.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to find that the violations were not in compliance by the Order date, and therefore the fines as stated in the Order would begin on 5/27/16 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**Case: CE15091319**

307 NE 23 AV

WALTER A CROWELL TR

CROWELL, WALTER A TRUSTEE

This case was first heard on 11/24/15 to comply by 1/26/16. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,050 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit had been issued May 18; electrical and plumbing permits had passed plan review but not been issued yet.

**Motion** made by Mr. Mohnani, seconded by Ms. Hinton, to amend the 1/26/16 order comply-by date from 2/23/16 to 3/22/16. In a voice vote, motion passed 6-0.

**Motion** made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 33-day extension to 6/28/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14120489**

1633 NE 18 AV

WIEDER, MATTHEW BRIAN

This case was first heard on 6/23/15 to comply by 8/25/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,900 fine, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the owner had applied for a permit for a pergola but the application had not mentioned the electrical, plumbing or gas connections or the fact that the pergola violated setbacks. The application had failed plan review but there had been no progress. The owner had not attended the last hearing or this hearing and Inspector Oliva recommended imposition of the fines.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to find the violations were not in compliance by the Order date, and to impose the \$2,900 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**Case: CE15050511**

1132 NW 5 CT  
MCCULLOUGH, JOHNNY  
HALL, ODESSA

This case was first heard on 9/22/15 to comply by 11/24/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,050 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and no contact from the owner. He recommended imposition of the fines.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton, to find the violations were not in compliance by the Order date, and to impose the \$4,050 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**Case: CE15070837**

1631 NW 26 TER  
MOORE, CARLTON EST

This case was first heard on 2/23/16 to comply by 4/26/16. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,625 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fines.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to find the violations were not in compliance by the Order date, and to impose the \$3,625 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**Case: CE15072462**

1119 NE 15 AVE  
1119 PROGRESSO LLC

This case was first heard on 11/24/15 to comply by 1/26/16. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$8,100 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fines. He said the owner had never communicated with him.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to find the violations were not in compliance by the Order date, and to impose the \$8,100 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**Case: CE15081297**  
3051 NW 23 ST  
WILLIAMS, THERESA

This case was first heard on 11/24/15 to comply by 2/23/16. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$11,200 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fine.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to find the violations were not in compliance by the Order date, and to impose the \$11,200 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**Case: CE15011328**  
6171 NW 34 TER  
PRISCIANTELLI, MICHAEL T

Certified mail sent to the owner was accepted on 5/10/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. STRUCTURES AT REAR OF PROPERTY BUILT WITHOUT  
PERMITS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 89 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Elfman, seconded by Mr. Madfis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 89 days, by 8/23/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15121537**

2820 NE 55 PL  
LAMARCA, MAFALDA  
MAFALDA LAMARCA REV TR

Service was via posting on the property on 5/9/16 and at City Hall on 5/12/16.

Frank Abin, Building Inspector, testified to the following violation:  
FBC(2014) 105.1

ON 12/16/15 WHILE AT THIS SITE I NOTICED A SPLIT  
MINI A/C INSTALLED ON THE EAST SIDE OF THIS HOUSE  
THAT DID NOT APPEAR TO BE PROPERLY ANCHORED. A  
REVIEW OF THE PERMIT HISTORY SHOWED NO PERMIT FOR  
THIS WORK.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 61 days or a fine of \$50 per day.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 61 days, by 7/26/16 or a fine of \$30 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15121013**

1633 SW 9 AV  
BERRY, TIMOTHY  
FOSTER, ANDREW L

Service was via posting on the property on 5/10/16 and at City Hall on 5/12/16.

Alejandro DelRio, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. POOL HEATER INSTALLATION.
2. OUTDOOR SECURITY CAMERA INSTALLATION.



FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 61 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 61 days, by 7/26/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Mr. McGee left the dais temporarily.

**Case: CE16010716**

1934 E SUNRISE BLVD

1930 SUNRISE INTEREST INC.

Certified mail sent to the owner was accepted on 5/9/16.

Alejandro DelRio, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. ALTERATION OF FIRE RATED PARTITION.
2. ALTERATION OF ELECTRICAL SYSTEM.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 61 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 61 days, by 7/26/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0 with Mr. McGee absent from the dais.

Mr. McGee returned to the dais.

**Case: CE14090738**

1001 NW 14 CT  
2271 LLC

Certified mail sent to the owner was accepted on 5/9/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS, AS FOLLOWS:

1. THIS PROPERTY IS BEING UPGRADED.
2. WINDOWS AND DOORS ARE BEING REPLACED IN SOME OF THE OPENINGS.
3. INTERIOR WORK OR REMODELING IS IN PROGRESS WITH NEW CABINETS IN THE KITCHEN AND BATHROOM AREAS. NEW ELECTRICAL AND PLUMBING FIXTURES BEEN INSTALLED.
4. CENTRAL DUCTED A/C HAS BEEN INSTALLED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 61 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 61 days, by 7/26/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16010108**

1725 SW 5 ST  
PEDELTY, JEFFREY J  
PEDELTY, PETER

Certified mail sent to the owner was accepted on 5/12/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. REBUILDING THE DOCK IN THE WATERWAY.
2. REBUILDING/RESTORING THE STRUCTURAL COMPONENTS OF THE ROOF STRUCTURE.

FBC(2014) 105.3.1.5

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. SUBMIT "AS BUILT" ARCHITECTURAL DRAWINGS FROM A DESIGN PROFESSIONAL AND WHICH INCLUDES THE SCOPE OF WORK COVERING ALL EXISTING STRUCTURES AND MODIFICATIONS MADE TO THE DOCK AND THE ROOF.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 116.2.1.3.1

THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE. IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED:

1. WORK COMMENCED AND/OR COMPLETED PRIOR TO OBTAINING THE REQUIRED PERMITS IS DEEMED AS UNSAFE. THE STRUCTURAL COMPONENTS OF THE ROOF HAVE BEEN RESTORED.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 61 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 61 days, by 7/26/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15081207**

509 SW 6 ST

JULIANNA & JOHN DOHERTY IRREV TR  
DOHERTY, JULIANNA & JOHN TRUSTEES

Personal service to the owner was made on 5/11/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. INSTALLED FRAMING AROUND WINDOWS.

FBC(2014) 105.3.1.4.15

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,  
BUT NOT LIMITED TO:

1. INSTALLED NEW WINDOWS ON SIDE OF STRUCTURE.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 61 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 61 days, by 7/26/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15120733**

1017 E LAS OLAS BLVD  
PRESTONS HOLDING LAND TR  
ULMER, JAMES U TRUSTEE

Personal service was made to a staff member on 5/11/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. MEZZANINE/ATTIC PLATFORM BUILT OVER MEN'S ROOM. NO PERMITTED PLANS. AREA BEING USED AS STORAGE AND MAKESHIFT OFFICE. NO ENGINEERING TO DETERMINE IF RATE FOR LOAD.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 61 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 61 days, by 7/26/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16010922**

621 SE 5 CT  
BLUEWATER INC.

Certified mail sent to the registered agent was accepted on 5/11/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. WALL ENCLOSING FIREPLACE FLUE HAS BEEN REBUILT AND REHUNG WITH WALL COVERING.
2. KITCHEN HAS BEEN REMODELED AND THE WALL BEHIND THE NEW BACKSPLASH HAS NOT BEEN INSPECTED FOR THE INSTALLATION OF THE REQUIRED MOISTURE RESISTANT TILE BACKER WALL PANELS.
3. BATHROOM HAS BEEN REMODELED AND THE WALL BEHIND THE NEW TILED WALLS HAS NOT BEEN INSPECTED FOR THE INSTALLATION OF THE REQUIRED MOISTURE RESISTANT TILE BACKER WALL PANELS FOR WET AREAS.
4. NEW DRYWALL CEILING IN THE MAIDS QUARTERS.
5. NEW SHOWER STALL IN THE MAIDS QUARTERS WITHOUT THE WALL BEHIND THE TILE BEING INSPECTED FOR MOISTURE RESISTANT WALL PANELS.

**FBC(2014) 1012.1**

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. NEW HANDRAILS ON THE STAIRS, THE ORIGINAL METAL HANDRAILS HAVE BEEN REPLACED WITHOUT THE REQUIRED ENGINEERING.

**FBC(2014) 1013.2**

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. GUARD ON SECOND FLOOR BALCONY HAS BEEN REMOVED AND THE BALCONY IS NOW WITHOUT GUARD AND PRESENTS AN UNSAFE CONDITION. THE NEW GUARD WILL NEED A DESIGN PROFESSIONAL FOR THE PERMIT APPLICATION.

**FBC(2014) 105.3.1.4.11**

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED OR CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. NEW SPLIT SYSTEM AIR CONDITIONER INSTALLED.

**FBC(2014) 105.3.1.4.15**

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND WINDOW PERMIT AND INSPECTIONS:

1. REPLACED WINDOWS AND DOOR IN MAIDS QUARTERS.

**FBC(2014) 105.3.1.4.4**

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. NEW PLUMBING FIXTURES WERE INSTALLED IN THE KITCHEN AND BATHROOMS.
2. NEW SINKS IN BATHROOMS AND KITCHEN.
3. NEW WATER HEATER.
4. LAWN IRRIGATION SYSTEM.
5. BUILT NEW SHOWER ENCLOSURES IN THE MASTER BATHROOM AND THE MAIDS QUARTERS BATHROOM.

FBC(2014) 105.3.1.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. OUTLETS, SWITCHES AND FIXTURES HAVE BEEN ADDED THROUGHOUT THE PRIMARY STRUCTURE.
2. NEW WIRING FOR THE NEW LIGHTING FIXTURES ADDED IN THE KITCHEN.
3. ELECTRICAL WORK ON THE BREAKER PANEL IN THE MAIDS QUARTERS IS EITHER BEING REWORKED WITH NEW WIRING OR BREAKER PANEL BEING CHANGED.
4. ELECTRICAL CIRCUIT FOR THE NEW AC SYSTEM HAS TO BE RATED FOR LOAD REQUIREMENTS.

FBC(2014) 105.3.1.5

SUPPORTING DOCUMENTATION FROM A QUALIFIED DESIGN PROFESSIONAL DETAILING AS BUILT SKETCHING AND SCOPE OF WORK OF ALL CONSTRUCTION, ALTERATIONS AND IMPROVEMENTS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 2111.10

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. THE ORIGINAL HEARTH EXTENSION OF THE FIREPLACE HAS BEEN REMOVED AND NOW THE HEARTH EXTENSION IN FRONT OF THE FIREPLACE DOES NOT HAVE THE REQUIRED EXTENSION AS REQUIRED BY CODE AND IS ADJACENT TO COMBUSTIBLE WOOD FLOOR.

FBC(2014) 2111.13.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN

THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. CHANGED THE ORIGINAL FIREPLACE TO A FACTORY BUILT FIREPLACE WITH NEW FIREPLACE FLUE.

FBC(2014) 2406.4.5

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. THERE IS A NEW SHOWER ENCLOSURE THAT HAS NOT BEEN INSPECTED FOR COMPLIANCE WITH THE FLORIDA BUILDING CODE.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence.

George Oliva, Chief Building Inspector, said he had met with the owner and contractor and come to an agreement regarding compliance. He presented a copy of that agreement to the Board.

Inspector Abin recommended ordering compliance within 61 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Elfman, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 61 days, by 7/26/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Mr. Elfman left the meeting at 2:10 and the Board took a brief break.

**Case: CE16012048**  
2201 N OCEAN BLVD  
HOTEL MOTEL INC.

Service was via posting on the property on 5/10/16 and at City Hall on 5/12/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INSTALLED HANDRAILS.
2. INSTALLED WOOD DECK.



**FBC(2014) 105.3.1.4.4**

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INSTALLED WATER HEATER.

**FBC(2014) 105.3.1.4.5**

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ELECTRICAL TO SERVICE WATER HEATER.

**FBC(2014) 110.6**

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 61 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Smith, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 61 days, by 7/26/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16011467**

2040 NE 62 ST  
DAREJOR 2410 LLC

Service was via posting on the property on 5/17/16 and at City Hall on 5/12/16.

Robert Masula, Building Inspector, testified to the following violations:

**FBC(2014) 105.1**

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS/REMODEL OF THE KITCHEN, TWO BATHROOMS, WINDOWS AND DOORS, FRAMING AND DRYWALL WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

**FBC(2014) 105.3.1.4.4**

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATION MADE IN THE KITCHEN AND TWO FULL BATHROOMS WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE INCLUDING REPLACING THE ELECTRICAL PANEL, KITCHEN REMODEL AND TWO FULL BATHROOMS REMODELED WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. THE KITCHEN BEING REMODELED AND THE INSTALLATION OF A MECHANICAL HOOD SYSTEM WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 61 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Smith, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 61 days, by 7/26/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16020432**

1651 SW 27 TER  
DESCORBETH, WIDMAYER

Service was via posting on the property on 5/9/16 and at City Hall on 5/12/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. BUILDING A CUSTOM GAZEBO AND POURING A CONCRETE PATIO DECK WITHOUT THE REQUIRED PERMITS AND OR INSPECTIONS.

**FBC(2014) 105.3.1.4.5**

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE TO ADD AN OUTLET FOR AN ABOVE GROUND SWIMMING POOL AND OTHER ELECTRICAL ALTERATIONS WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

**FBC(2014) 110.6**

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula reported the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 33 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 33 days, by 6/28/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE15091227**

2691 E OAKLAND PARK BLVD  
GHTWO LLC

Certified mail sent to the owner was accepted on 5/12/16.

Robert Masula, Building Inspector, testified to the following violations:

**FBC(2014) 105.1**

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. INTERIOR ALTERATIONS OF FIRE WALLS AND PENETRATIONS DUE TO THE ELECTRICAL WORK THAT WAS PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

**FBC(2014) 105.3.1.4.5**

THIS PROPERTY HAS BEEN ALTERED WITH ELECTRICAL ALTERATIONS PERFORMED WHICH INCLUDES BUT IS NOT LIMITED TO:

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 61 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 61 days, by 7/26/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16030745**

2200 NE 52 CT  
JAOUADI, OUALID

Certified mail sent to the owner was accepted on 5/13/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. INTERIOR AND EXTERIOR ALTERATIONS INCLUDING THE KITCHEN, BATHROOMS, WINDOWS AND DOORS INSTALLED WITHOUT THE REQUIRED PERMITS AND OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula reported the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 61 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Smith, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 61 days, by 7/26/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Case: CE16040813**

5475 NE 22 AV

MOTTA, ROBERT C & SHEREE D

Service was via posting on the property on 5/17/16 and at City Hall on 5/12/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE TO TWO FULL BATHROOM REMODELED AND DRYWALL/TILE BACK BOARD INSTALLED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING FIXTURES BEING REMOVED AND REPLACED IN TWO BATHROOMS WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE IN TWO BATHROOMS WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT WILL APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 61 days or a fine of \$50 per day, per violation.

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**Motion** made by Mr. Smith, seconded by Mr. Madfis to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 61 days, by 7/26/16 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton to adopt page 88 as the withdrawn and complied cases for this agenda. In a voice vote, motion passed 5-0.

**Minutes Approval**

None.

**Cases Complied**

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE15110535      CE16020467      CE15090341      CE15041877

**Cases Withdrawn**

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE09120460      CE16020340      CE15081172      CE16020746  
CE15011944      CE16021573

**Board Discussion**

None.

**Communication to the City Commission**

None.

There being no further business to come before the Board, the meeting adjourned at 2:31 p.m.

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Chair, Code Enforcement Board

ATTEST:

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Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.